

OPEN END FEATURE: In addition to this Mortgage as security for the performance of the provisions hereof and the payment of the Mortgage Note, this Mortgage shall stand as security for any and all future advances made by the holder of said note to the Mortgagor, in any amount so that the total principal amount herein does not exceed \$36,000.00 and the holder of the note and Mortgagee herein is hereby given authority to make any such additional advances to Mortgagor herein upon request of the Mortgagor, or either of them, and such additional advances shall be secured as the original obligation herein evidenced by the note. Such limitation upon the total amount of principal shall not be considered as limiting the amount secured hereby when advanced to protect and preserve the security intended to be given by this mortgage.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the said premises unto the said Gordon E. Keene and Phillis G. Keene, his wife and assigns forever. And they do hereby bind themselves, their heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Miles Homes of South Carolina, Inc. its successors and assigns, from and against themselves, their heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor their heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Twenty Thousand Two Hundred Twenty Three Dollars and 55/100----- Dollars, and assign the policy of insurance to the said Miles Homes of South Carolina, Inc. or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Miles Homes of South Carolina, Inc. or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor their heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if mortgagors the said Gordon E. Keene and Phillis G. Keene do and shall well and truly pay, or cause to be paid unto the said Miles Homes of South Carolina, Inc. the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said mortgage note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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